Box 14
94744-4

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130023862 DEEDWARR Recvd: 03/25/13 08:41 2 pgs Fees:13.00 Taxes:286.75 20130325-0028859	The actual consideration or value, whichever is greater, for this transfer is **$77,500.00.** Affiant Subscribed and sworn to before me, this the 21st day of March, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kraig Haberer	**New Owner**	**Map 131-02-0-A, Parcel 082.00CO**
1105 Arbor Run Place		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barbara Futter, individually and as the Personal Representative of the Estate of Claude Lee Todd, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kraig Haberer and wife, Julie Haberer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-2 of the Hobbs House Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Hobbs House Condominiums, of record in Book 5289, Page 515, and as amended in Book 5292, Page 958, Book 5293, Page 612 and in Book 7802, page 299, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5289, Page 558, and as amended in Book 6822, Page 893 and in Book 7824, Page 974, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hobbs House Condominiums, of record in Book 4595, Page 74 and amended in Book 5200, Page 54, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Claude Lee Todd, an unmarried person by Deed from Betsy Lou Bostick, unmarried, of record in Book 10125, page 33, Register's Office for Davidson County, Tennessee. The said Claude Lee Todd died on November 18, 2012. The property was devised to Barbara Futter by the Last Will and Testament of Claude Lee Todd, of record in Docket No. 13P-130, Probate Court for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and in Book 7802, page 299; By-Laws in Book 5289, page 558, amended in Book 6822, page 893 and in Book 7824, page 974; Charter in Book 5296, page 689; conveyance of common elements in Book 5848, page 179; and Grant of Easement in Instrument No. 20130118-0006274, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **2116 Hobbs Road #M-2, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **21st** day of **March, 2013.**

Barbara Futter
Barbara Futter

Barbara Futter as Personal Rep for Claude Todd.
Barbara Futter, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barbara Futter, individually and as the Personal Representative of the Estate of Claude Lee Todd, deceased,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **March, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17